

ADDRESS: 4628 125TH AVE SE  
BELLEVUE, WA 98009  
PARCEL: 1624059318  
PLAN: 2760 (L)  
ZONING: R-2.5  
CONSTRUCTION TYPE: V-B

RUEPPELL, INC.  
(253) 297-8040

TBD  
(555) 555-5555

TIGHTLINE ROOF RUNOFF TO STORM  
STUB-OUT, ROUTE DRIVEWAY RUNOFF TO  
ROAD STORM SYSTEM. AMEND ALL  
DISTURBED SOILS PER SOIL  
AMENDMENT GUIDELINES.

ALL MECHANICAL UNITS SHALL COMPLY WITH THE MAXIMUM ENVIRONMENTAL NOISE LEVELS ESTABLISHED PURSUANT TO THE NOISE CONTROL ACT OF 1974, REVISED CODE OF WASHINGTON (RCW) 70.107. SEE CHAPTER 17360 WASHINGTON ADMINISTRATIVE CODE (WAC).

IRC SECTION R401.3  
LOTS SHALL BE GRADED TO DRAIN  
SURFACE WATER AWAY FROM FOUNDATION  
WALLS. THE GRADE SHALL FALL A MINIMUM  
OF 6 INCHES WITHIN THE FIRST 10 FEET.  
EXCEPTION: WHERE LOT LINES, WALLS,  
SLOPES OR OTHER PHYSICAL BARRIERS  
PROHIBIT 6 INCHES WITHIN 10 FEET, DRAINS  
OR SWALES SHALL BE CONSTRUCTED TO  
ENSURE DRAINAGE AWAY FROM THE  
STRUCTURE. IMPERVIOUS SURFACES WITHIN  
10 FEET OF THE BUILDING FOUNDATION  
SHALL BE SLOPED A MINIMUM OF 2  
PERCENT AWAY FROM THE BUILDING.

FRONT: 20'  
REAR: 25'  
SIDE: 5' (15' TOTAL COMBINED)  
MAX. BUILDING HEIGHT: 35' A.E.G.  
MAX. ALLOWED LOT COVERAGE: 50%  
MAX. ALLOWED F.A.R.: 50%


|    |        |
|----|--------|
| A: | 100.7' |
| B: | 102.4' |
| C: | 103.9' |
| D: | 104.8' |
| E: | 105.8' |
| F: | 106.1' |
| G: | 106.1' |
| H: | 106.0  |
| I: | 105.2' |
| J: | 104.4' |
| K: | 103.2' |
| L: | 101.9' |
| M: | 101.3' |
| N: | 100.1' |
| O: | 100.9  |


HOUSE ELEVATIONS TOTAL: 1,152.8'  
NUMBER OF ELEVATION DATA POINTS: 15  
AVERAGE EXISTING GRADE (AEG): 103.52'  
MAX. ROOF HEIGHT ELEVATION (AEG + 30')  
MAX. ALLOWABLE RIDGE ELEVATION: 133.52'  
PROPOSED MAX. ROOF ELEVATION: 131.21'

LOT AREA: 24,046.7 SQ. FT. (0.55 ACRES)  
FLOOR AREA THRESHOLD: 50% x 24,046.7 = 12,023.4 SQ. FT.  
TOTAL LOWER FLOOR AREA: 1,428 SQ. FT.  
TOTAL MAIN FLOOR AREA: 1,120 SQ. FT.  
TOTAL UPPER FLOOR AREA: 1,220 SQ. FT.  
GROSS FLOOR AREA: 3,768 SQ. FT.  
TOTAL LOT FLOOR AREA RATIO (F.A.R.) 15.7%

TOTAL ROOF AREA (INC. EAVES): 1,414 SQ. FT.  
EXPOSED DRIVEWAY: 542 SQ. FT.  
EXPOSED STEPS, WALKWAYS: 136 SQ. FT.  
TOTAL IMPERVIOUS: 2,152 SQ. FT.  
PERCENTAGE IMPERVIOUS: 8.94%  
MAX. ALLOWED IMPERVIOUS: 50.0%

TOTAL DIAMETER EXISTING SIGNIFICANT TREES: 1235'  
TOTAL DIAMETER TREES TO BE REMOVED: 150'  
TOTAL DIAMETER TREES TO BE RETAINED: 1,085'  
PERCENT OF TREE DIAMETER RETENTION REQ'D: 30.0%  
PERCENT OF PROPOSED TREE RETENTION: 12.14%


 SIGNIFICANT TREE TO REMAIN


 SIGNIFICANT TREE TO BE REMOVED

1000 — — — SITE TOPOGRAPHY

 WETLAND AREA

A map showing the project location, which is a shaded triangular area. The map includes several parcels with their respective parcel numbers: 4515, 4519, 4535, 4537, 4549, 4557, 4605, 4611, 4621, 4478, 12800, 12855, 12800, and 12406. The map also shows Coal Creek Pkwy. SE and 125th Ave SE. The project location is situated near the intersection of these roads and is adjacent to parcels 4611 and 4621.

ENTIRE PARCEL IS ENCUMBERED BY  
STANDARD WETLAND OR STREAM  
BUFFERS-ENCUMBERING BUFFERS ARE NOT  
SHOWN WITHIN EXTENTS OF THIS PLAN.

TAX PARCEL  
162405-9082

TOTAL AREA OF DISTURBANCE:  
2086 SQ. FT. NOT EXCEED 1000  
80 FT. NOT EXCEED 1000  
ROADWAYS INCLUDING ALL  
PATHWAYS ETC. HARDSCAPE  
DISTURBANCE TO ALL AREA OF  
HARDSCAPE TO BUILT AREA OR  
ANY OTHER PATHWAYS STAIRS  
AND OTHER CONSTRUCTURE REQUIRED  
FOR THE CONSTRUCTION OF THE  
SINGLE FAMILY RESIDENCE AND  
GARAGE ADJ.

**-SCOPE OF WORK-**  
CONSTRUCT A NEW 3 STORY  
SINGLE FAMILY RESIDENCE

AREA OF  
DISTURBANCE  
2,916 SQ. FT.

PROPOSED  
STORMWATER  
DISPERSION TRENCH  
BY OTHERS

SILT FENCE AROUND  
CONSTRUCTION AT  
DISTURBANCE LIMIT  
(NO GREATER THAN  
3000 SQ. FT. MAX.)

\*NOTE\*  
THE RIGHT BANK TOP OF BANK FOR  
STREAM 'A' IS LOCATED OFF SITE AND IS  
NOT SHOWN WITHIN THE EXTENTS OF THIS  
PLAN.

TAX PARCEL  
162405-9084

**LEGAL DESCRIPTION:**  
BEG ON LN OF SW 1/4 OF SE 1/4 AT A PT  
656.19 FT E FR NW COR TH OF TH S  
34-30-00 W 353.81 FT TH S 00-06-51 U  
115 FT TH S 44-53-00 E 65 FT TH N  
34-18-46 E 540.45 FT TO N LN TH W 150  
FT TO BEG LESS FOR TH OF LY SLY OF  
C/L OF ESMT AF 5063861

[illegible]

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**Rueppell**  
**Home Design**

**Plan: 2952**  
**Job#:** Filoteo Custom  
**Date:** 05/22/20  
**Revision Date:** NA  
**Drawn by:** EL  
**Phone:** (253) 297-8040

**[SP-1]**



NOTES

1. SURVEY PROVIDED BY EASTSIDE CONSULTANTS, INC.; 1320 NW MALL ST., SUITE B; ISSAQUAH, WA 98027; 425-392-5351 (DATED AUGUST 2019).
2. CRITICAL AREAS DELINEATED BY THE WATERSHED COMPANY IN OCTOBER 2018, AND APRIL, MAY, AND JUNE OF 2019 (750 6TH STREET SOUTH; KIRKLAND, WA 98033; 425-9822-5242). SEE THE WETLAND AND STREAM DELINEATION REPORT BY THE WATERSHED COMPANY (DATED JUNE 24, 2019) FOR FURTHER DETAILS.



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Kirkland WA 98033

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FILOTEO REASONABLE USE EXCEPTION

MITIGATION PLAN

JERRY FILOTEO  
46XX 125TH AVENUE SE  
PARCEL # 1624059318  
BELLEVUE, WA 98009

NOT FOR CONSTRUCTION

SUBMITTALS & REVISIONS

| NO. | DATE      | DESCRIPTION         | BY |
|-----|-----------|---------------------|----|
| 1   | 5-18-2020 | RUE MITIGATION PLAN | RH |

SHEET SIZE:  
ORIGINAL PLAN IS 22" x 34".  
SCALE ACCORDINGLY.

PROJECT MANAGER: SP  
DESIGNED: RH  
DRAFTED: RH  
CHECKED: AMC, AP

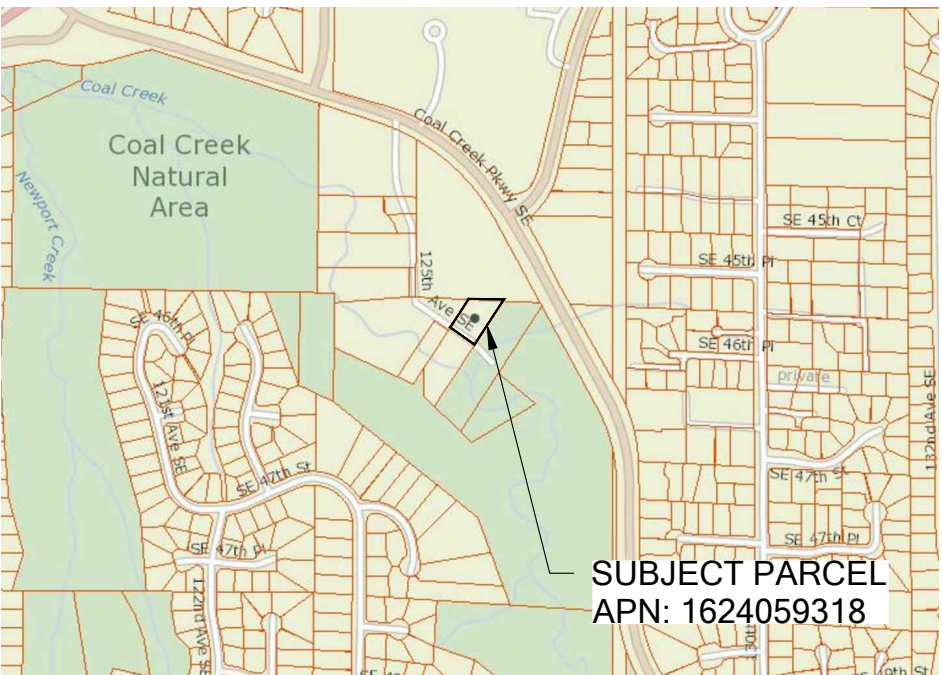
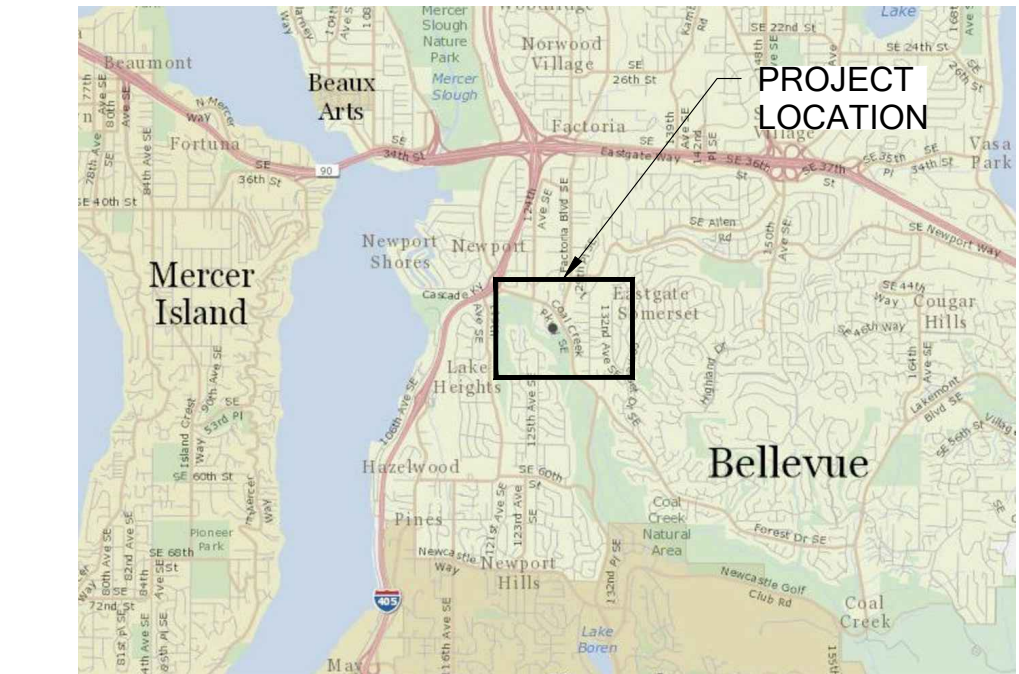
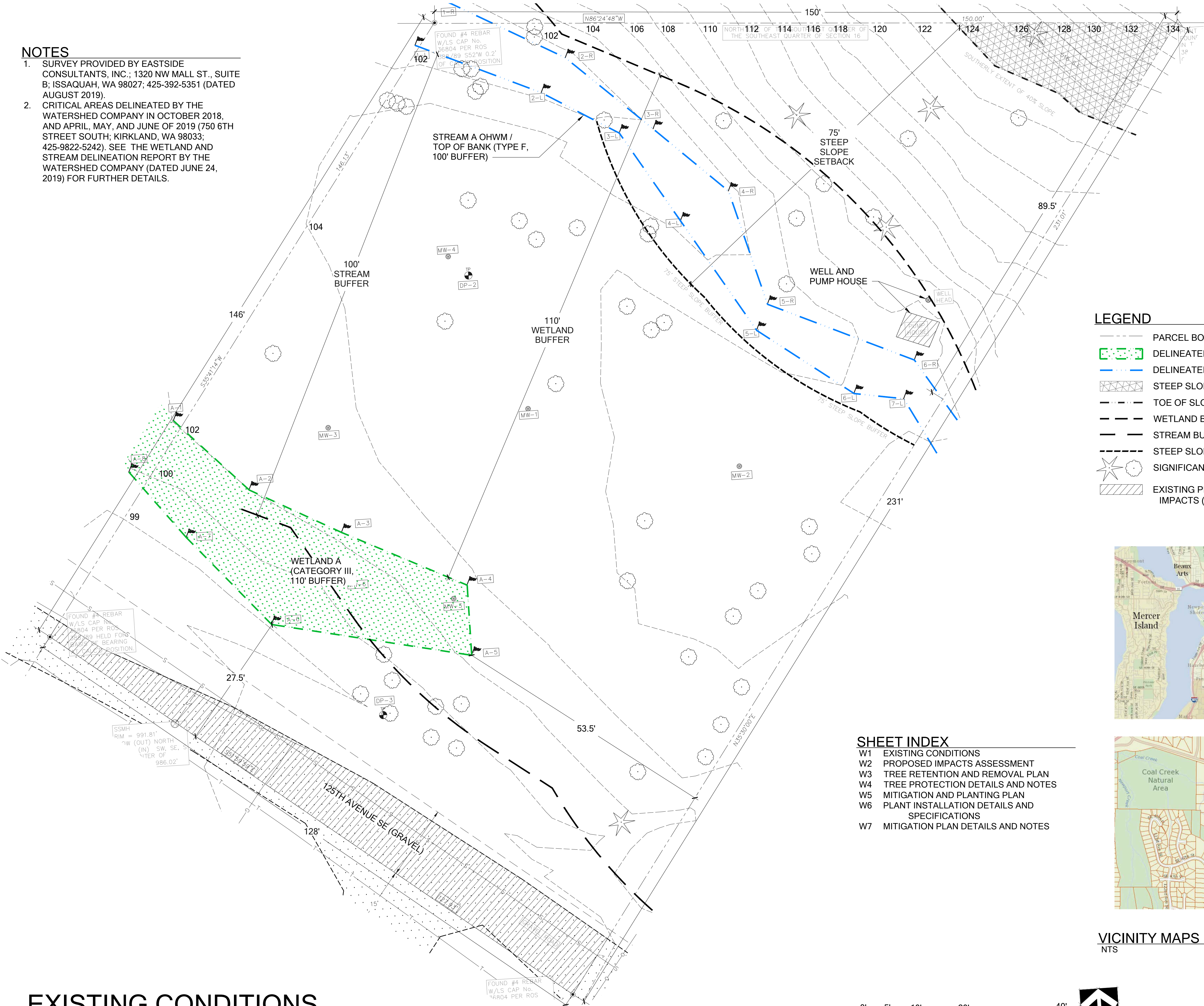
JOB NUMBER:

190343

SHEET NUMBER:

W1 OF 7

DATE PRINTED BY FILENAME



VICINITY MAPS

NTS



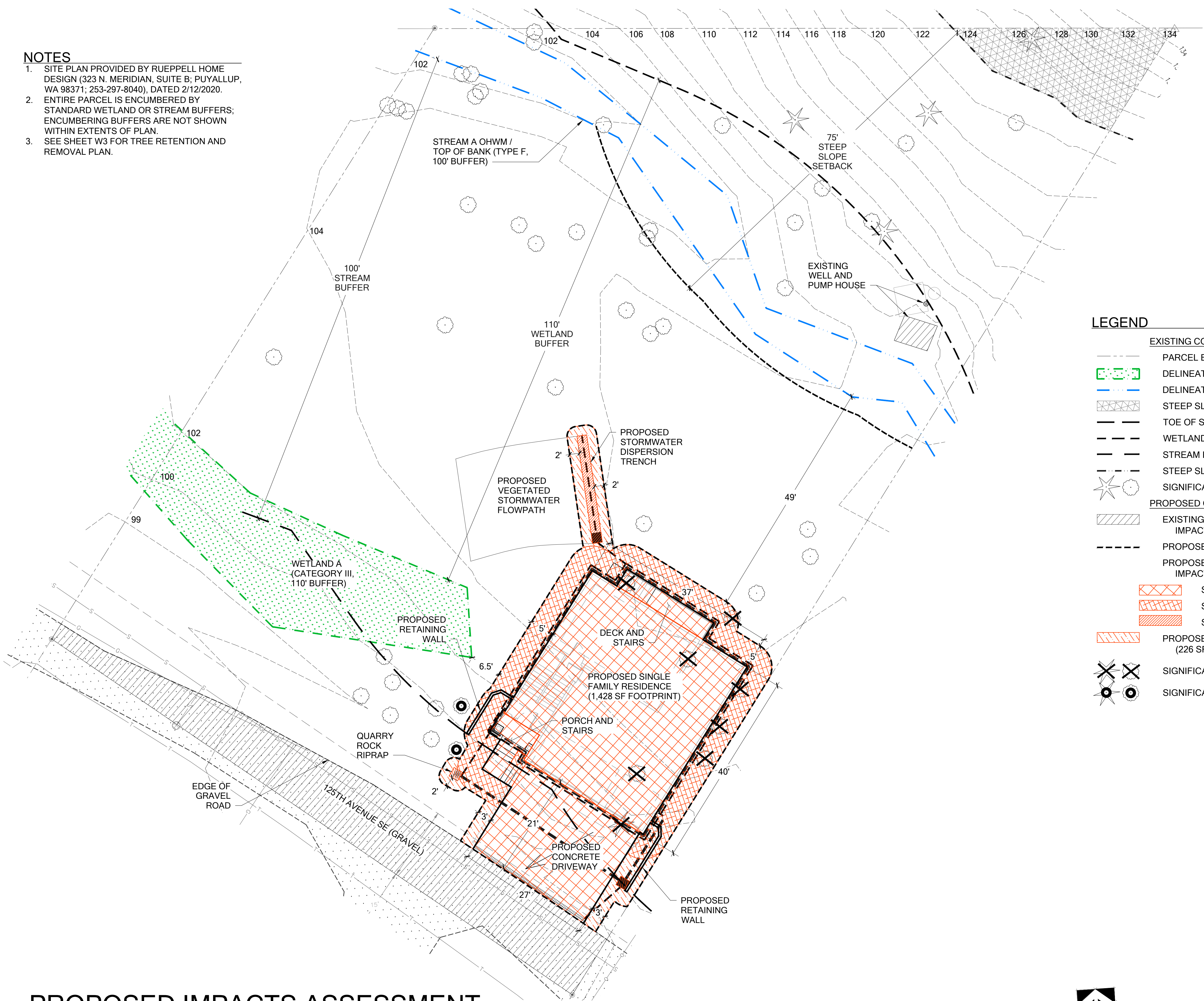
EXISTING CONDITIONS

SCALE 1:10



NOTES

1. SITE PLAN PROVIDED BY RUEPPELL HOME DESIGN (323 N. MERIDIAN, SUITE B; PUYALLUP, WA 98371; 253-297-8040), DATED 2/12/2020.
2. ENTIRE PARCEL IS ENCUMBERED BY STANDARD WETLAND OR STREAM BUFFERS; ENCUMBERING BUFFERS ARE NOT SHOWN WITHIN EXTENTS OF PLAN.
3. SEE SHEET W3 FOR TREE RETENTION AND REMOVAL PLAN.

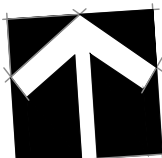


LEGEND

- EXISTING CONDITIONS**
- PARCEL BOUNDARY
  - DELINEATED WETLAND
  - DELINEATED STREAM OHWM
  - STEEP SLOPE AREA
  - TOE OF SLOPE
  - WETLAND BUFFER (110')
  - STREAM BUFFER (100')
  - STEEP SLOPE SETBACK (75')
  - SIGNIFICANT TREE
- PROPOSED CONDITIONS**
- EXISTING PERMANENT BUFFER IMPACTS TO REMAIN (1,356 SF)
  - PROPOSED LIMITS OF CONSTRUCTION
  - PROPOSED PERMANENT BUFFER IMPACTS (2,999 SF)
  - STRUCTURES / DRIVEWAY (2,181 SF)
  - SETBACK / ACCESS (766 SF)
  - STORMWATER FEATURES (52 SF)
  - PROPOSED TEMPORARY BUFFER IMPACTS (226 SF)
  - SIGNIFICANT TREE TO BE REMOVED (8)
  - SIGNIFICANT TREE TO BE SNAGGED (2)

PROPOSED IMPACTS ASSESSMENT

SCALE 1:10



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NOT FOR CONSTRUCTION

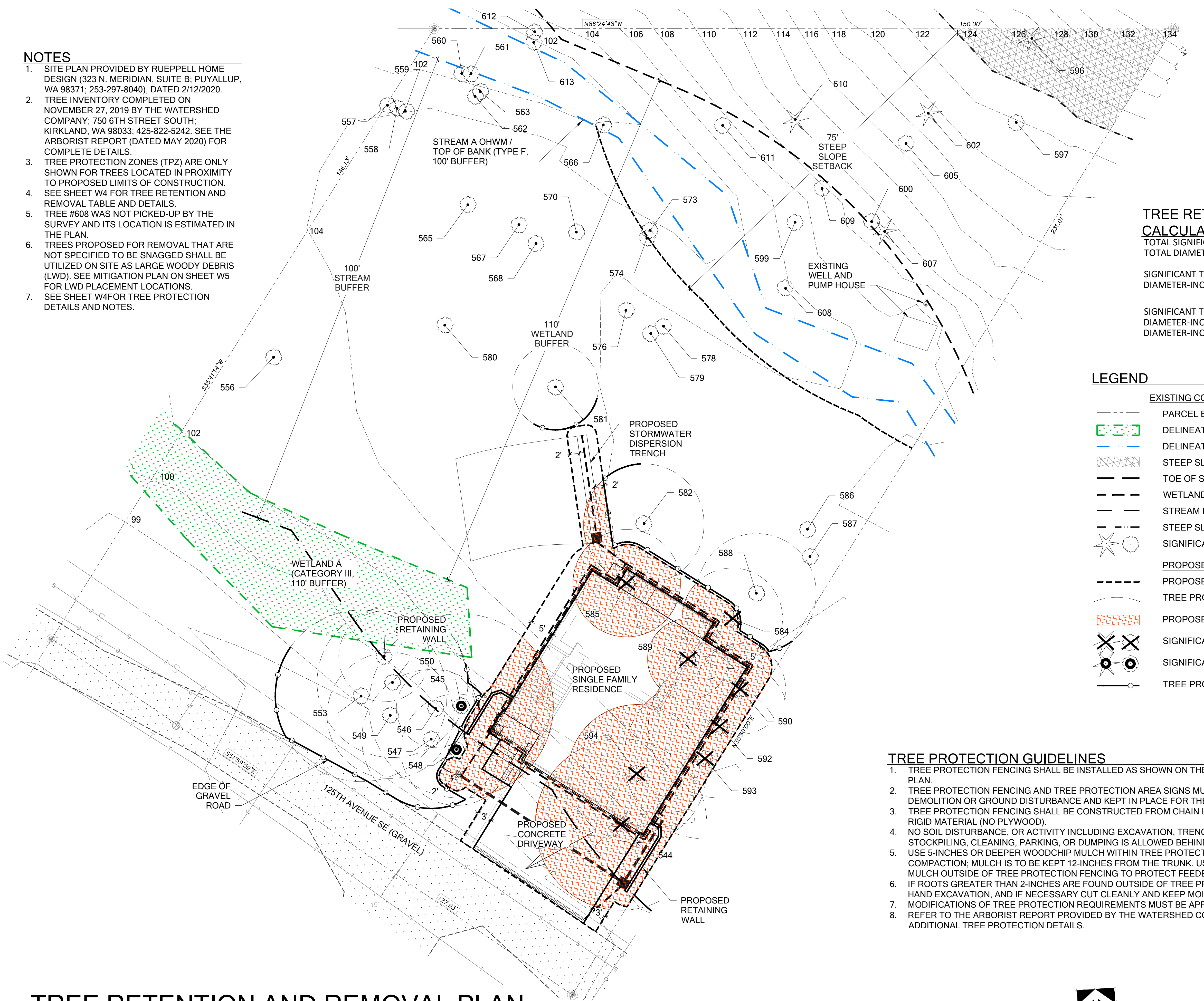
| SUBMITTALS & REVISIONS |  | BY | DATE      | DESCRIPTION         |
|------------------------|--|----|-----------|---------------------|
| 1                      |  | RH | 5-18-2020 | RUE MITIGATION PLAN |

|  |         |
|--|---------|
| SHEET SIZE:<br>ORIGINAL PLAN IS 22" x 34".<br>SCALE ACCORDINGLY. |         |
| PROJECT MANAGER:   | SP      |
| DESIGNED:  | RH      |
| DRAFTED:   | RH      |
| CHECKED:   | AMC, AP |
| JOB NUMBER:  | 190343  |
| SHEET NUMBER:  | W2 OF 7 |



NOTES

1. SITE PLAN PROVIDED BY RUEPPELL HOME DESIGN (323 N. MERIDIAN, SUITE B; PUYALLUP, WA 98371; 253-297-8040), DATED 2/12/2020.
2. TREE INVENTORY COMPLETED ON NOVEMBER 27, 2019 BY THE WATERSHED COMPANY; 750 6TH STREET SOUTH; KIRKLAND, WA 98033; 425-822-5242. SEE THE ARBORIST REPORT (DATED MAY 2020) FOR COMPLETE DETAILS.
3. TREE PROTECTION ZONES (TPZ) ARE ONLY SHOWN FOR TREES LOCATED IN PROXIMITY TO PROPOSED LIMITS OF CONSTRUCTION.
4. SEE SHEET W4 FOR TREE RETENTION AND REMOVAL TABLE AND DETAILS.
5. TREE #608 WAS NOT PICKED-UP BY THE SURVEY AND ITS LOCATION IS ESTIMATED IN THE PLAN.
6. TREES PROPOSED FOR REMOVAL THAT ARE NOT SPECIFIED TO BE SNAGGED SHALL BE UTILIZED ON SITE AS LARGE WOODY DEBRIS (LWD). SEE MITIGATION PLAN ON SHEET W5 FOR LWD PLACEMENT LOCATIONS.
7. SEE SHEET W4 FOR TREE PROTECTION DETAILS AND NOTES.



TREE RETENTION RATE  
CALCULATION SUMMARY

TOTAL SIGNIFICANT TREES: 57  
TOTAL DIAMETER-INCHES: 508.3

SIGNIFICANT TREES PROPOSED FOR REMOVAL: 10  
DIAMETER-INCHES PROPOSED FOR REMOVAL: 82.2

SIGNIFICANT TREES PROPOSED FOR RETENTION: 47  
DIAMETER-INCHES PROPOSED FOR RETENTION: 426.1  
DIAMETER-INCHES RETENTION RATE= 84.0%

LEGEND

EXISTING CONDITIONS

- PARCEL BOUNDARY
- DELINEATED WETLAND
- DELINEATED STREAM OHWM
- STEEP SLOPE AREA
- TOE OF SLOPE
- WETLAND BUFFER (110')
- STREAM BUFFER (100')
- STEEP SLOPE SETBACK (75')
- SIGNIFICANT TREE

PROPOSED CONDITIONS

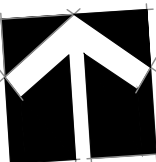
- PROPOSED LIMITS OF CONSTRUCTION
- TREE PROTECTION ZONE (TPZ)
- PROPOSED TPZ IMPACT
- SIGNIFICANT TREE TO BE REMOVED (8)
- SIGNIFICANT TREE TO BE SNAGGED (2)
- TREE PROTECTION FENCING

TREE PROTECTION GUIDELINES

1. TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN ON THE TREE RETENTION AND REMOVAL PLAN.
2. TREE PROTECTION FENCING AND TREE PROTECTION AREA SIGNS MUST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE AND KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION.
3. TREE PROTECTION FENCING SHALL BE CONSTRUCTED FROM CHAIN LINK, WIRE MESH, OR SIMILAR OPEN RIGID MATERIAL (NO PLYWOOD).
4. NO SOIL DISTURBANCE, OR ACTIVITY INCLUDING EXCAVATION, TRENCHING, MATERIAL STORAGE, STOCKPILING, CLEANING, PARKING, OR DUMPING IS ALLOWED BEHIND TREE PROTECTION FENCING.
5. USE 5-INCHES OR DEEPER WOODCHIP MULCH WITHIN TREE PROTECTION FENCING TO REDUCE ROOT ZONE COMPACTION; MULCH IS TO BE KEPT 12-INCHES FROM THE TRUNK. USE 3-INCHES OR DEEPER WOODCHIP MULCH OUTSIDE OF TREE PROTECTION FENCING TO PROTECT FEEDER ROOTS.
6. IF ROOTS GREATER THAN 2-INCHES ARE FOUND OUTSIDE OF TREE PROTECTION FENCING PROTECT BY HAND EXCAVATION, AND IF NECESSARY CUT CLEANLY AND KEEP MOIST.
7. MODIFICATIONS OF TREE PROTECTION REQUIREMENTS MUST BE APPROVED BY PROJECT ARBORIST.
8. REFER TO THE ARBORIST REPORT PROVIDED BY THE WATERSHED COMPANY (DATED MAY 2020) FOR ADDITIONAL TREE PROTECTION DETAILS.

TREE RETENTION AND REMOVAL PLAN

SCALE 1:10



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FILOTEO REASONABLE USE EXCEPTION

MITIGATION PLAN

JERRY FILOTEO  
46XX 125TH AVENUE SE  
PARCEL # 1624059318  
BELLEVUE, WA 98009

NOT FOR CONSTRUCTION

| SUBMITTALS & REVISIONS |           | BY | DATE | DESCRIPTION         |
|------------------------|-----------|----|------|---------------------|
| 1                      | 5-18-2020 | RH |      | RUE MITIGATION PLAN |

|  |          |
|--|----------|
| SHEET SIZE:<br>ORIGINAL PLAN IS 22" x 34".<br>SCALE ACCORDINGLY. |          |
| PROJECT MANAGER: SP  | FILENAME |
| DESIGNED: RH   |          |
| DRAFTED: RH  |          |
| CHECKED: AMC, AP   |          |
| JOB NUMBER:  |          |
| 190343   |          |
| SHEET NUMBER:  |          |
| W3   | OF 7     |

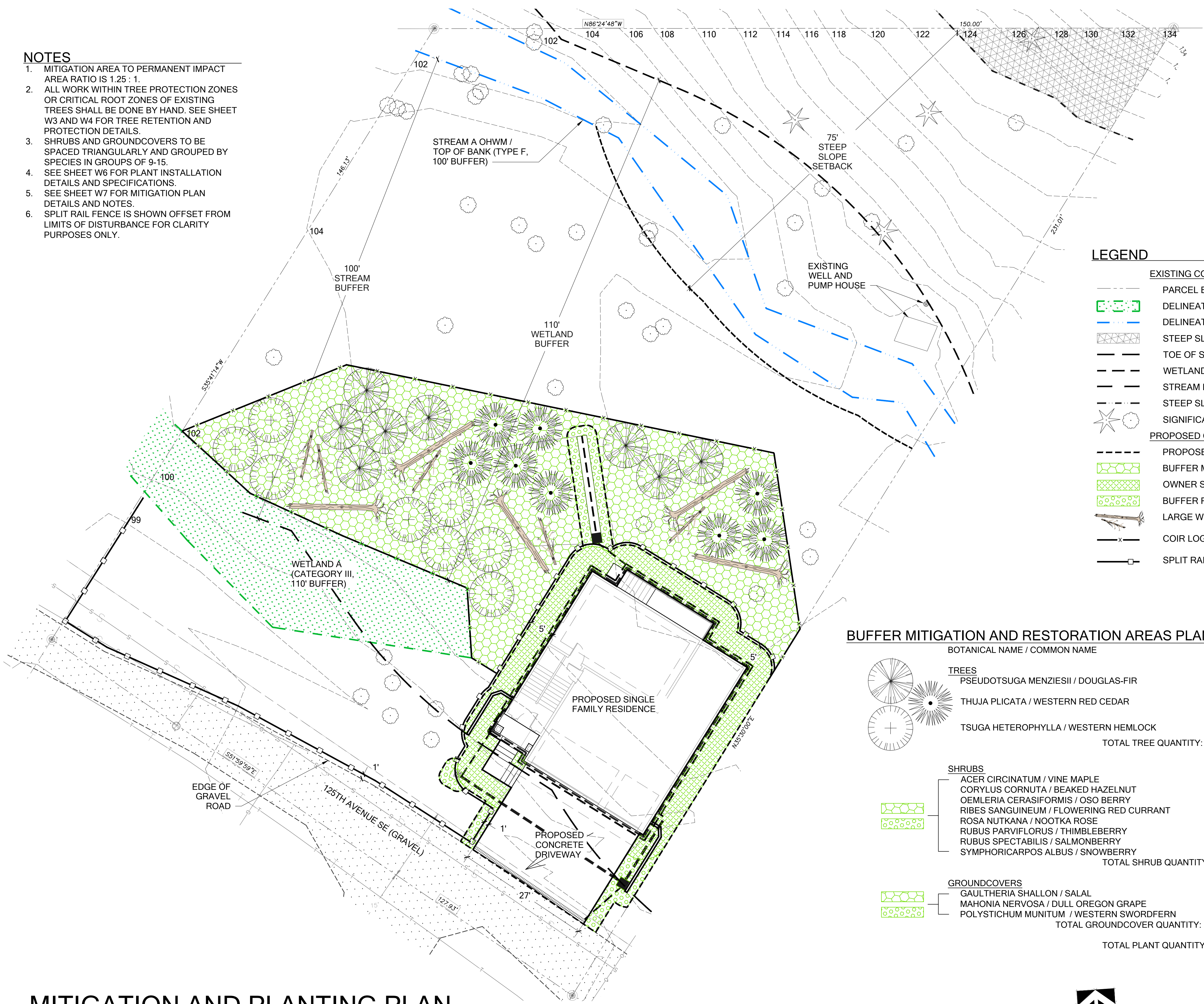






NOTES

1. MITIGATION AREA TO PERMANENT IMPACT AREA RATIO IS 1.25 : 1.
2. ALL WORK WITHIN TREE PROTECTION ZONES OR CRITICAL ROOT ZONES OF EXISTING TREES SHALL BE DONE BY HAND. SEE SHEET W3 AND W4 FOR TREE RETENTION AND PROTECTION DETAILS.
3. SHRUBS AND GROUNDCOVERS TO BE SPACED TRIANGULARLY AND GROUPED BY SPECIES IN GROUPS OF 9-15.
4. SEE SHEET W6 FOR PLANT INSTALLATION DETAILS AND SPECIFICATIONS.
5. SEE SHEET W7 FOR MITIGATION PLAN DETAILS AND NOTES.
6. SPLIT RAIL FENCE IS SHOWN OFFSET FROM LIMITS OF DISTURBANCE FOR CLARITY PURPOSES ONLY.



LEGEND

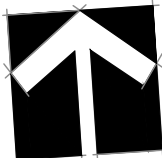
- EXISTING CONDITIONS**
- PARCEL BOUNDARY
  - DELINEATED WETLAND
  - DELINEATED STREAM OHWM
  - STEEP SLOPE AREA
  - TOE OF SLOPE
  - WETLAND BUFFER (110')
  - STREAM BUFFER (100')
  - STEEP SLOPE SETBACK (75')
  - SIGNIFICANT TREE
- PROPOSED CONDITIONS**
- PROPOSED LIMITS OF CONSTRUCTION
  - BUFFER MITIGATION AREA (3,750 SF)
  - OWNER SELECTED LANDSCAPE (755 SF)
  - BUFFER RESTORATION AREA (226 SF)
  - LARGE WOOD DEBRIS (A/W4)
  - COIR LOG (260 LF) (A/W6)
  - SPLIT RAIL FENCE (250 LF) (A/W7)

BUFFER MITIGATION AND RESTORATION AREAS PLANT SCHEDULE (3,976 SF)

| BOTANICAL NAME / COMMON NAME             | QTY. | SIZE   | SPACING  |
|--|------|--------|----------|
| <b>TREES</b>                             |      |        |          |
| PSEUDOTSUGA MENZIESII / DOUGLAS-FIR      | 8    | 1 GAL. | PER PLAN |
| THUJA PLICATA / WESTERN RED CEDAR        | 8    | 1 GAL. | PER PLAN |
| TSUGA HETEROPHYLLA / WESTERN HEMLOCK     | 8    | 1 GAL. | PER PLAN |
| TOTAL TREE QUANTITY:                     | 24   |        |          |
| <b>SHRUBS</b>                            |      |        |          |
| ACER CIRCINATUM / VINE MAPLE             | 20   | 1 GAL. | 5' O.C.  |
| CORYLUS CORNUTA / BEAKED HAZELNUT        | 20   | 1 GAL. | 5' O.C.  |
| OEMLERIA CERASIFORMIS / OSO BERRY        | 20   | 1 GAL. | 5' O.C.  |
| RIBES SANGUINEUM / FLOWERING RED CURRANT | 20   | 1 GAL. | 5' O.C.  |
| ROSA NUTKANA / NOOTKA ROSE               | 20   | 1 GAL. | 5' O.C.  |
| RUBUS PARVIFLORUS / THIMBLEBERRY         | 20   | 1 GAL. | 5' O.C.  |
| RUBUS SPECTABILIS / SALMONBERRY          | 20   | 1 GAL. | 5' O.C.  |
| SYMPHORICARPOS ALBUS / SNOWBERRY         | 20   | 1 GAL. | 5' O.C.  |
| TOTAL SHRUB QUANTITY:                    | 160  |        |          |
| <b>GROUNDCOVERS</b>                      |      |        |          |
| GAULTHERIA SHALLON / SALAL               | 110  | 1 GAL. | 3' O.C.  |
| MAHONIA NERVOSA / DULL OREGON GRAPE      | 110  | 1 GAL. | 3' O.C.  |
| POLYSTICHUM MUNITUM / WESTERN SWORDFERN  | 110  | 1 GAL. | 3' O.C.  |
| TOTAL GROUNDCOVER QUANTITY:              | 330  |        |          |
| TOTAL PLANT QUANTITY:                    | 514  |        |          |

MITIGATION AND PLANTING PLAN

SCALE 1:10



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FILOTEO REASONABLE USE EXCEPTION

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NOT FOR CONSTRUCTION

| SUBMITTALS & REVISIONS  |            | BY       | DATE      | DESCRIPTION         |
|---|------------|----------|-----------|---------------------|
| NO.   | 1          | RH       | 5-18-2020 | RUE MITIGATION PLAN |
| SHEET SIZE:<br>ORIGINAL PLAN IS 22" x 34".<br>SCALE ACCORDINGLY.  |            |          |           |                     |
| PROJECT MANAGER: SP<br>DESIGNED: RH<br>DRAFTED: RH<br>CHECKED: AMC, AP<br>JOB NUMBER:<br>190343<br>SHEET NUMBER:<br>W5 OF 7 |            |          |           |                     |
| DATE  | PRINTED BY | FILENAME |           |                     |



PLANT INSTALLATION SPECIFICATIONS

GENERAL NOTES

QUALITY ASSURANCE

- PLANTS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE, AND LOCAL LAWS REQUIRING INSPECTION FOR PLANT DISEASE AND INSECT CONTROL.
- PLANTS SHALL BE HEALTHY, VIGOROUS, AND WELL-FORMED, WITH WELL DEVELOPED, FIBROUS ROOT SYSTEMS, FREE FROM DEAD BRANCHES OR ROOTS. PLANTS SHALL BE FREE FROM DAMAGE CAUSED BY TEMPERATURE EXTREMES, LACK OR EXCESS OF MOISTURE, INSECTS, DISEASE, AND MECHANICAL INJURY. PLANTS IN LEAF SHALL BE WELL FOLIATED AND OF GOOD COLOR. PLANTS SHALL BE HABITUATED TO THE OUTDOOR ENVIRONMENTAL CONDITIONS INTO WHICH THEY WILL BE PLANTED (HARDENED-OFF).
- TREES WITH DAMAGED, CROOKED, MULTIPLE OR BROKEN LEADERS WILL BE REJECTED. WOODY PLANTS WITH ABRASIONS OF THE BARK OR SUN SCALD WILL BE REJECTED.
- NOMENCLATURE: PLANT NAMES SHALL CONFORM TO FLORA OF THE PACIFIC NORTHWEST BY HITCHCOCK AND CRONQUIST, UNIVERSITY OF WASHINGTON PRESS, 1973 AND/OR TO A FIELD GUIDE TO THE COMMON WETLAND PLANTS OF WESTERN WASHINGTON & NORTHWESTERN OREGON, ED. SARAH SPEAR COOKE, SEATTLE AUDUBON SOCIETY, 1997.

DEFINITIONS

- PLANTS/PLANT MATERIALS. PLANTS AND PLANT MATERIALS SHALL INCLUDE ANY LIVE PLANT MATERIAL USED ON THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO CONTAINER GROWN, B&B OR BAREROOT PLANTS; LIVE STAKES AND FASCINES (WATTLES); TUBERS, CORMS, BULBS, ETC.; SPRIGS, PLUGS, AND LINERS.
- CONTAINER GROWN. CONTAINER GROWN PLANTS ARE THOSE WHOSE ROOTBALLS ARE ENCLOSED IN A POT OR BAG IN WHICH THAT PLANT GREW.

SUBSTITUTIONS

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SPECIFIED MATERIALS IN ADVANCE IF SPECIAL GROWING, MARKETING OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED MATERIALS.
- SUBSTITUTION OF PLANT MATERIALS NOT ON THE PROJECT LIST WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE RESTORATION CONSULTANT.
- IF PROOF IS SUBMITTED THAT ANY PLANT MATERIAL SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR ALTERNATIVE SPECIES, WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE.
- SUCH PROOF WILL BE SUBSTANTIATED AND SUBMITTED IN WRITING TO THE CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION.

INSPECTION

- PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE RESTORATION CONSULTANT FOR CONFORMANCE TO SPECIFICATIONS, EITHER AT TIME OF DELIVERY ON-SITE OR AT THE GROWER'S NURSERY. APPROVAL OF PLANT MATERIALS AT ANY TIME SHALL NOT IMPAIR THE SUBSEQUENT RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK.
- PLANTS INSPECTED ON SITE AND REJECTED FOR NOT MEETING SPECIFICATIONS MUST BE REMOVED IMMEDIATELY FROM SITE OR RED-TAGGED AND REMOVED AS SOON AS POSSIBLE.
- THE RESTORATION CONSULTANT MAY ELECT TO INSPECT PLANT MATERIALS AT THE PLACE OF GROWTH. AFTER INSPECTION AND ACCEPTANCE, THE RESTORATION CONSULTANT MAY REQUIRE THE INSPECTED PLANTS BE LABELED AND RESERVED FOR PROJECT. SUBSTITUTION OF THESE PLANTS WITH OTHER INDIVIDUALS, EVEN OF THE SAME SPECIES AND SIZE, IS UNACCEPTABLE.

MEASUREMENT OF PLANTS

- PLANTS SHALL CONFORM TO SIZES SPECIFIED UNLESS SUBSTITUTIONS ARE MADE AS OUTLINED IN THIS CONTRACT.
- HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH OR ROOT TIP TO TIP. PLANT DIMENSIONS SHALL BE MEASURED WHEN THEIR BRANCHES OR ROOTS ARE IN THEIR NORMAL POSITION.
- WHERE A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND AT LEAST 50% OF THE PLANTS SHALL BE AS LARGE AS THE MEDIAN OF THE SIZE RANGE. (EXAMPLE: IF THE SIZE RANGE IS 12" TO 18", AT LEAST 50% OF PLANTS MUST BE 15" TALL.).

SUBMITTALS

PROPOSED PLANT SOURCES

- WITHIN 45 DAYS AFTER AWARD OF THE CONTRACT, SUBMIT A COMPLETE LIST OF PLANT MATERIALS PROPOSED TO BE PROVIDED DEMONSTRATING CONFORMANCE WITH THE REQUIREMENTS SPECIFIED. INCLUDE THE NAMES AND ADDRESSES OF ALL GROWERS AND NURSERIES.

PRODUCT CERTIFICATES

- PLANT MATERIALS LIST - SUBMIT DOCUMENTATION TO CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION THAT PLANT MATERIALS HAVE BEEN ORDERED. ARRANGE PROCEDURE FOR INSPECTION OF PLANT MATERIAL WITH CONSULTANT AT TIME OF SUBMISSION.
- HAVE COPIES OF VENDOR'S OR GROWERS' INVOICES OR PACKING SLIPS FOR ALL PLANTS ON SITE DURING INSTALLATION. INVOICE OR PACKING SLIP SHOULD LIST SPECIES BY SCIENTIFIC NAME, QUANTITY, AND DATE DELIVERED (AND GENETIC ORIGIN IF THAT INFORMATION WAS PREVIOUSLY REQUESTED).

DELIVERY, HANDLING, & STORAGE

NOTIFICATION

CONTRACTOR MUST NOTIFY CONSULTANT 48 HOURS OR MORE IN ADVANCE OF DELIVERIES SO THAT CONSULTANT MAY ARRANGE FOR INSPECTION.

PLANT MATERIALS

- TRANSPORTATION - DURING SHIPPING, PLANTS SHALL BE PACKED TO PROVIDE PROTECTION AGAINST CLIMATE EXTREMES, BREAKAGE AND DRYING. PROPER VENTILATION AND PREVENTION OF DAMAGE TO BARK, BRANCHES, AND ROOT SYSTEMS MUST BE ENSURED.
- SCHEDULING AND STORAGE - PLANTS SHALL BE DELIVERED AS CLOSE TO PLANTING AS POSSIBLE. PLANTS IN STORAGE MUST BE PROTECTED AGAINST ANY CONDITION THAT IS DETRIMENTAL TO THEIR CONTINUED HEALTH AND VIGOR.
- HANDLING - PLANT MATERIALS SHALL NOT BE HANDLED BY THE TRUNK, LIMBS, OR FOLIAGE BUT ONLY BY THE CONTAINER, BALL, BOX, OR OTHER PROTECTIVE STRUCTURE, EXCEPT BAREROOT PLANTS SHALL BE KEPT IN BUNDLES UNTIL PLANTING AND THEN HANDLED CAREFULLY BY THE TRUNK OR STEM.
- LABELS - PLANTS SHALL HAVE DURABLE, LEGIBLE LABELS STATING CORRECT SCIENTIFIC NAME AND SIZE. TEN PERCENT OF CONTAINER GROWN PLANTS IN INDIVIDUAL POTS SHALL BE LABELED. PLANTS SUPPLIED IN FLATS, RACKS, BOXES, BAGS, OR BUNDLES SHALL HAVE ONE LABEL PER GROUP.

WARRANTY

PLANT WARRANTY

PLANTS MUST BE GUARANTEED TO BE TRUE TO SCIENTIFIC NAME AND SPECIFIED SIZE, AND TO BE HEALTHY AND CAPABLE OF VIGOROUS GROWTH.

REPLACEMENT

- PLANTS NOT FOUND MEETING ALL OF THE REQUIRED CONDITIONS AT THE CONSULTANT'S DISCRETION MUST BE REMOVED FROM SITE AND REPLACED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- PLANTS NOT SURVIVING AFTER ONE YEAR TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.

PLANT MATERIAL

GENERAL

- PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO OR MORE SEVERE THAN THOSE OF THE PROJECT SITE.
- PLANTS SHALL BE TRUE TO SPECIES AND VARIETY OR SUBSPECIES. NO CULTIVARS OR NAMED VARIETIES SHALL BE USED UNLESS SPECIFIED AS SUCH.

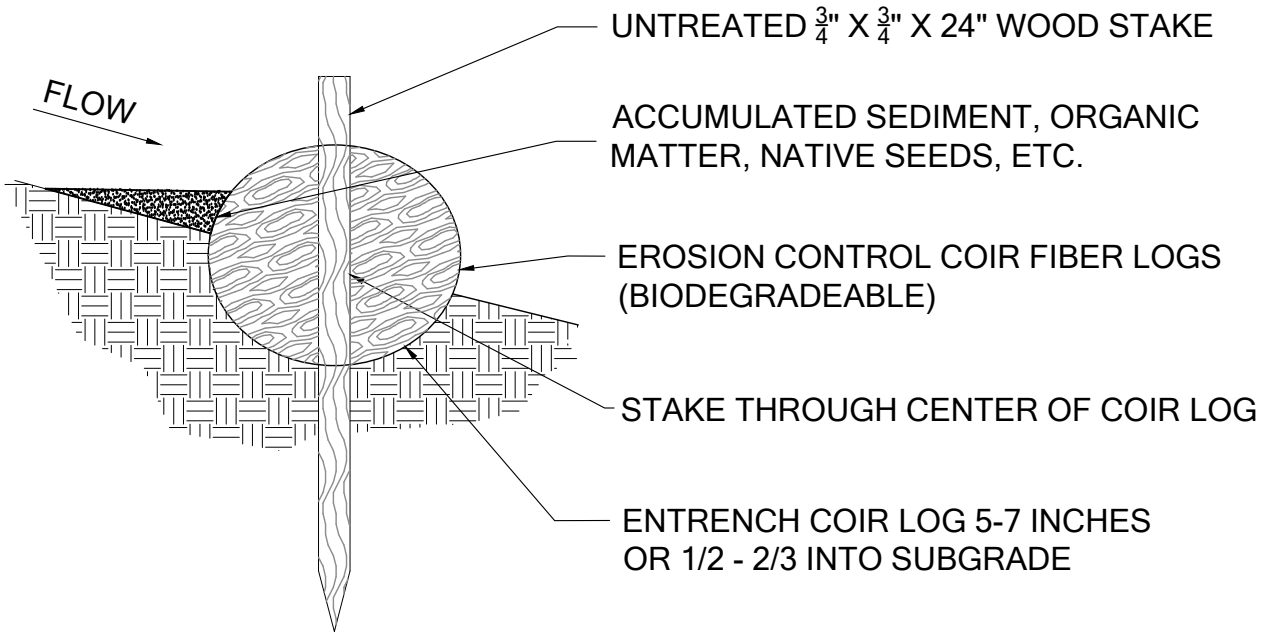
QUANTITIES

SEE PLANT LIST ON ACCOMPANYING PLANS AND PLANT SCHEDULES.

ROOT TREATMENT

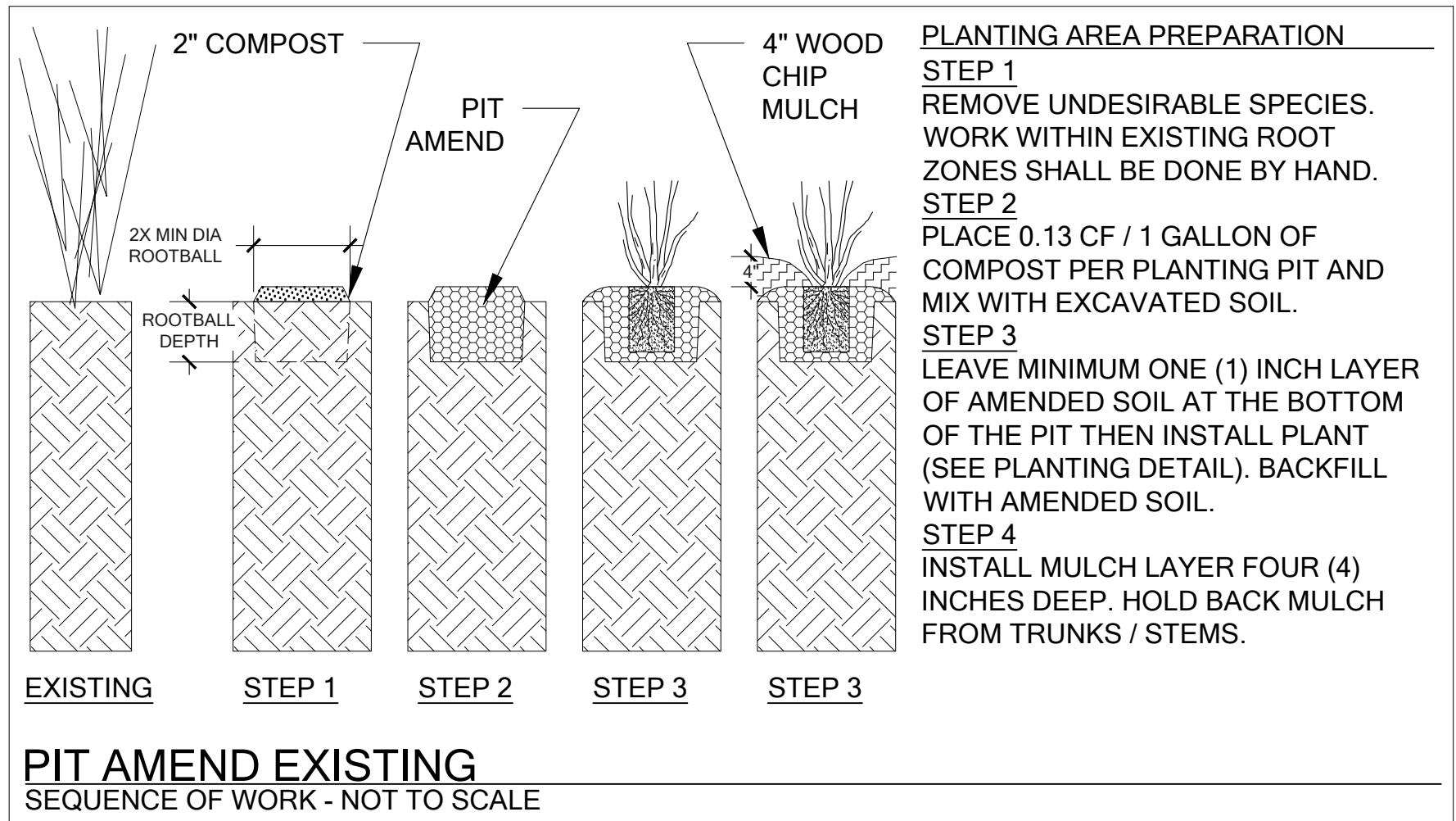
- CONTAINER GROWN PLANTS (INCLUDES PLUGS): PLANT ROOT BALLS MUST HOLD TOGETHER WHEN THE PLANT IS REMOVED FROM THE POT, EXCEPT THAT A SMALL AMOUNT OF LOOSE SOIL MAY BE ON THE TOP OF THE ROOTBALL.
- PLANTS MUST NOT BE ROOT-BOUND; THERE MUST BE NO CIRCLING ROOTS PRESENT IN ANY PLANT INSPECTED.
- ROOTBALLS THAT HAVE CRACKED OR BROKEN WHEN REMOVED FROM THE CONTAINER SHALL BE REJECTED.

NOTE: INSTALL COIR LOGS PARALLEL TO SLOPE CONTOUR PER SURFACE WATER DESIGN MANUAL - APPENDIX D (D.2.1.2.5)



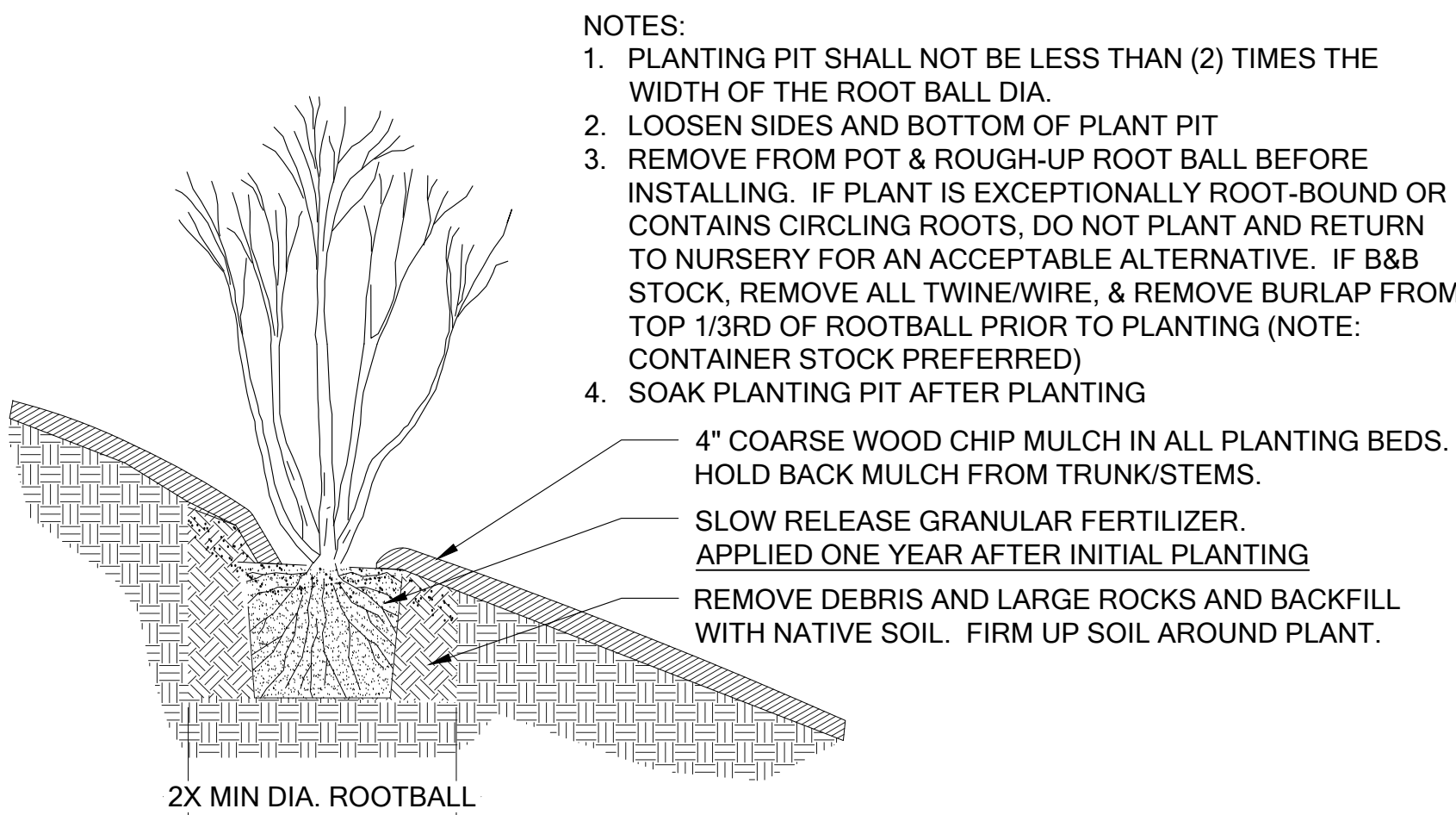
A COIR LOG

Scale: NTS



B SITE PREPARATION - MITIGATION AND RESTORATION AREAS

Scale: NTS



C CONTAINER PLANTING

Scale: NTS

PLANT INSTALLATION DETAILS AND SPECIFICATIONS



750 Sixth Street South  
Kirkland WA 98033

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Science & Design

FILOTEO REASONABLE USE EXCEPTION

MITIGATION PLAN

JERRY FILOTEO

46XX 125TH AVENUE SE

PARCEL # 1624059318

BELLEVUE, WA 98009

NOT FOR CONSTRUCTION

| SUBMITTALS & REVISIONS   |            | BY                  |          |  |  |  |  |  |  |  |  |  |
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| NO.  | DATE       | DESCRIPTION         | FILENAME |  |  |  |  |  |  |  |  |  |
| 1  | 5-18-2020  | RUE MITIGATION PLAN |          |  |  |  |  |  |  |  |  |  |
| SHEET SIZE:<br>ORIGINAL PLAN IS 22" x 34".<br>SCALE ACCORDINGLY.       |            |                     |          |  |  |  |  |  |  |  |  |  |
| PROJECT MANAGER: SP<br>DESIGNED: RH<br>DRAFTED: RH<br>CHECKED: AMC, AP |            |                     |          |  |  |  |  |  |  |  |  |  |
| JOB NUMBER:<br>190343  |            |                     |          |  |  |  |  |  |  |  |  |  |
| SHEET NUMBER:<br>W6 OF 7   |            |                     |          |  |  |  |  |  |  |  |  |  |
| DATE   | PRINTED BY |                     |          |  |  |  |  |  |  |  |  |  |



Mitigation Plan Notes

Mitigation Plan

THIS PLAN HAS BEEN PREPARED AS MITIGATION FOR IMPACTS TO ON-SITE CRITICAL AREA BUFFERS. THE PROPERTY IS ENTIRELY ENCUMBERED BY STREAM AND WETLAND BUFFERS. PERMANENT AND TEMPORARY BUFFER IMPACTS WILL OCCUR WITH THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE, TO BE PERMITTED THROUGH THE REASONABLE USE EXCEPTION PROCESS. THE MITIGATION PLAN SEEKS TO ENHANCE A SUBSTANTIAL PORTION OF ON-SITE STREAM AND WETLAND BUFFERS. AREAS SUBJECT TO THE PROVISIONS OF THIS MITIGATION PLAN ARE VEGETATED WITH A YOUNG STAND OF RED ALDER AND AN UNDERSTORY OF WEEDY NATIVE AND INVASIVE SPECIES INCLUDING HIMALAYAN BLACKBERRY AND GIANT HORSETAIL.

TO OFFSET PROJECT IMPACTS, THE PLAN CALLS FOR THE ENHANCEMENT OF 3,976 SQUARE FEET OF THE STREAM AND WETLAND BUFFER THROUGH THE PLANTING OF NATIVE TREES, SHRUBS AND GROUNDCOVER. TREE SPECIES PROPOSED INCLUDE DOUGLAS-FIR, WESTERN RED CEDAR, AND WESTERN HEMLOCK. SHRUBS INCLUDE VINE MAPLE, BEAKED HAZELNUT, OSOBERRY, RED FLOWERING CURRANT, NOOTKA ROSE, THIMBLEBERRY, SALMONBERRY, AND SNOWBERRY. PROPOSED GROUNDCOVERS INCLUDE SALAL, DULL OREGON GRAPE, AND WESTERN SWORDFERN. A TOTAL OF 24 TREES, 160 SHRUBS, AND 330 GROUNDCOVER PLANTS COMPRISING THESE SPECIES WILL BE INSTALLED.

Maintenance and Monitoring Plan

THE SITE SHALL BE MAINTAINED AND MONITORED FOR FIVE YEARS FOLLOWING SUCCESSFUL INSTALLATION. COMPONENTS OF THE 5-YEAR MAINTENANCE AND MONITORING PLAN ARE DETAILED BELOW.

Goals

- 1. ESTABLISH DENSE NATIVE VEGETATION THAT IS APPROPRIATE TO THE ECO-REGION AND SITE.
- 2. LIMIT INVASIVE AND/OR NOXIOUS WEED COVER ON-SITE.
- 3. INCREASE HABITAT COVER AND REFUGE FOR URBAN WILDLIFE SPECIES. PROVIDE PERCHING, NESTING AND FORAGING HABITAT FOR NATIVE BIRDS.

Performance Standards

THE STANDARDS LISTED BELOW WILL BE USED TO JUDGE THE SUCCESS OF THE INSTALLATION OVER TIME. IF PERFORMANCE STANDARDS ARE MET AT THE END OF YEAR 5, THE SITE WILL THEN BE DEEMED SUCCESSFUL AND THE PERFORMANCE SECURITY BOND WILL BE ELIGIBLE FOR RELEASE BY THE CITY OF BELLEVUE.

- 1. SURVIVAL: THIS STANDARD CAN BE MET THROUGH PLANT ESTABLISHMENT OR THROUGH REPLANTING IN THE FOLLOWING DORMANT SEASON AS NECESSARY TO ACHIEVE THE REQUIRED NUMBERS.
  - A. ACHIEVE 100% SURVIVAL OF ALL INSTALLED PLANTS BY THE END OF YEAR 1 (FROM DATE OF PLANT INSTALLATION).
  - B. ACHIEVE 90% SURVIVAL OF ALL INSTALLED PLANTS BY THE END OF YEAR 2 (FROM DATE OF PLANT INSTALLATION).
  - C. ACHIEVE 85% SURVIVAL OF ALL INSTALLED PLANTS BY THE END OF YEAR 3, 4, AND 5 (FROM DATE OF PLANT INSTALLATION).
- 2. NATIVE PLANT COVER:
  - A. ACHIEVE 40% UNDERSTORY COVER OF NATIVE SAPLING TREES, SHRUBS AND GROUNDCOVER BY YEAR 2. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.
  - B. ACHIEVE 60% UNDERSTORY COVER OF NATIVE SAPLING TREES, SHRUBS AND GROUNDCOVER BY YEAR 3. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.
  - C. ACHIEVE 80% UNDERSTORY COVER OF NATIVE SAPLING TREES, SHRUBS AND GROUNDCOVER BY YEAR 5. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS COVER STANDARD.
- 3. SPECIES DIVERSITY: ESTABLISH AT LEAST TWO NATIVE TREE, SIX NATIVE SHRUB, AND TWO NATIVE GROUNDCOVER SPECIES BY YEAR 3 AND MAINTAIN THIS DIVERSITY THROUGH YEAR 5. NATIVE VOLUNTEER SPECIES MAY COUNT TOWARDS THIS STANDARD.
- 4. INVASIVE COVER: AREAL COVER FOR ALL NON-NATIVE, INVASIVE AND NOXIOUS WEEDS WILL NOT EXCEED 10% AT ANY YEAR DURING THE MONITORING PERIOD. INVASIVE PLANTS INCLUDE BUT ARE NOT LIMITED TO HIMALAYAN BLACKBERRY (RUBUS ARMENIACUS), CUT LEAF BLACKBERRY (RUBUS LACINIATUS), KNOTWEEDS (POLYGONUM CUSPIDATUM AND OTHERS), REED CANARYGRASS (PHALARIS ARUNDINACEA), CHERRY LAUREL (PRUNUS LAUROCERASUS), ENGLISH HOLLY (ILEX AQUIFOLIUM), AND IVY SPECIES (HEDERA SPP.).

Monitoring Methods

THIS MONITORING PROGRAM IS DESIGNED TO TRACK THE SUCCESS OF THE MITIGATION SITE OVER TIME AND TO MEASURE THE DEGREE TO WHICH THE SITE IS MEETING THE PERFORMANCE STANDARDS OUTLINED IN THE PRECEDING SECTION.

AN AS-BUILT PLAN WILL BE PREPARED BY THE RESTORATION PROFESSIONAL PRIOR TO THE BEGINNING OF THE MONITORING PERIOD. THE AS-BUILT PLAN WILL BE A MARK-UP OF THE PLANTING PLANS INCLUDED IN THIS PLAN SET. THE AS-BUILT PLAN WILL DOCUMENT ANY DEPARTURES IN PLANT PLACEMENT OR OTHER COMPONENTS FROM THE PROPOSED PLAN.

MONITORING WILL TAKE PLACE ONCE ANNUALLY IN THE FALL FOR FIVE YEARS. YEAR-1 MONITORING WILL COMMENCE IN THE FIRST FALL SUBSEQUENT TO INSTALLATION.

THE FORMAL MONITORING VISIT SHALL RECORD AND REPORT THE FOLLOWING IN AN ANNUAL REPORT SUBMITTED TO THE CITY OF BELLEVUE:

- 1. VISUAL ASSESSMENT OF THE OVERALL MITIGATION AREA.

- 2. YEAR-1 COUNTS OF LIVE AND DEAD PLANTS BY SPECIES. YEAR-2 THROUGH YEAR-5 COUNTS OF ESTABLISHED NATIVE TREES AND SHRUBS BY SPECIES, TO THE EXTENT FEASIBLE.
- 3. COUNTS OF DEAD PLANTS WHERE MORTALITY IS SIGNIFICANT IN ANY MONITORING YEAR.
- 4. ESTIMATE OF NATIVE COVER IN THE MITIGATION AREA.
- 5. ESTIMATE OF NON-NATIVE, INVASIVE WEED COVER IN THE MITIGATION AREA.
- 6. TABULATION OF ESTABLISHED NATIVE SPECIES, INCLUDING BOTH PLANTED AND VOLUNTEER SPECIES.
- 7. PHOTOGRAPHIC DOCUMENTATION FROM AT LEAST THREE FIXED REFERENCE POINTS.
- 8. ANY INTRUSIONS INTO OR CLEARING OF THE PLANTING AREAS, VANDALISM, OR OTHER ACTIONS THAT IMPAIR THE INTENDED FUNCTIONS OF THE MITIGATION AREA.
- 9. RECOMMENDATIONS FOR MAINTENANCE OR REPAIR OF ANY PORTION OF THE MITIGATION AREA.

Maintenance

THE SITE WILL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING INSTRUCTIONS FOR AT LEAST FIVE YEARS FOLLOWING COMPLETION OF CONSTRUCTION:

- 1. FOLLOW THE RECOMMENDATIONS NOTED IN THE PREVIOUS MONITORING SITE VISIT.
- 2. GENERAL WEEDING FOR ALL PLANTED AREAS:
  - A. AT LEAST TWICE YEARLY, REMOVE ALL COMPETING WEEDS AND WEED ROOTS FROM BENEATH EACH INSTALLED PLANT AND ANY DESIRABLE VOLUNTEER VEGETATION TO A DISTANCE OF 18 INCHES FROM THE MAIN PLANT STEM. WEEDING SHOULD OCCUR AT LEAST TWICE DURING THE SPRING AND SUMMER. FREQUENT WEEDING WILL RESULT IN LOWER MORTALITY, LOWER PLANT REPLACEMENT COSTS, AND INCREASED LIKELIHOOD THAT THE PLAN MEETS PERFORMANCE STANDARDS BY YEAR 5.
  - B. MORE FREQUENT WEEDING MAY BE NECESSARY DEPENDING ON WEED CONDITIONS THAT DEVELOP AFTER PLAN INSTALLATION.
  - C. DO NOT WEED THE AREA NEAR THE PLANT BASES WITH STRING TRIMMER (WEED WHACKER/WEED EATER). NATIVE PLANTS ARE EASILY DAMAGED OR KILLED, AND WEEDS EASILY RECOVER AFTER TRIMMING.
  - D. SELECTIVE APPLICATIONS OF HERBICIDE MAY BE NEEDED TO CONTROL INVASIVE WEEDS, ESPECIALLY WHEN INTERMIXED WITH NATIVE SPECIES. HERBICIDE APPLICATION, WHEN NECESSARY, SHALL BE CONDUCTED ONLY BY A STATE-LICENSED APPLICATOR.
- 3. APPLY SLOW-RELEASE, GRANULAR FERTILIZER TO EACH INSTALLED PLANT ANNUALLY IN THE SPRING (BY JUNE 1) OF YEARS 2 THROUGH 5.
- 4. REPLACE MULCH AS NECESSARY TO MAINTAIN A 4-INCH-THICK LAYER, RETAIN SOIL MOISTURE, AND LIMIT WEEDS.
- 5. REPLACE EACH PLANT FOUND DEAD IN THE SUMMER MONITORING VISITS DURING THE UPCOMING DORMANT SEASON (OCTOBER 15 TO MARCH 1), FOR BEST SURVIVAL.
- 6. THE PROPERTY OWNER WILL ENSURE THAT WATER IS PROVIDED FOR THE ENTIRE PLANTED AREA WITH A MINIMUM OF 1 INCH OF WATER PER WEEK FROM JUNE 1 THROUGH SEPTEMBER 30 FOR THE FIRST TWO YEARS FOLLOWING INSTALLATION, THROUGH THE OPERATION OF A TEMPORARY IRRIGATION SYSTEM. LESS WATER IS NEEDED DURING MARCH, APRIL, MAY AND OCTOBER.

Construction Notes and Specifications

THE RESTORATION PROFESSIONAL WILL MONITOR:

- 1. ALL SITE PREPARATION.
  - A. COIR LOG/STRAW WATTLE INSTALLATION.
  - B. WEED REMOVAL.
  - C. SOIL PREPARATION.
  - D. MULCH PLACEMENT.
- 2. MITIGATION PLANTING ACTIVITIES.
  - A. PLANT MATERIAL DELIVERY INSPECTION.
  - B. 100% PLANT INSTALLATION INSPECTION.

General Work Sequence

Site Preparation

- 1. INSTALL COIR LOG OR STRAW WATTLE PER PLANS.
- 2. MANUALLY CLEAR INVASIVE AND ORNAMENTAL VEGETATION FROM MITIGATION AREA DURING SPRING AND/OR SUMMER MONTHS (I.E., AVOID CREATING EXPOSED SOIL CONDITIONS DURING THE WINTER STORM SEASON).
  - A. REMOVE INVASIVE SPECIES (I.E., HIMALAYAN BLACKBERRY, ENGLISH IVY), IN ACCORDANCE WITH KING COUNTY NOXIOUS WEED BEST MANAGEMENT PRACTICES. FOR MORE INFORMATION: [HTTPS://WWW.KINGCOUNTY.GOV/SERVICES/ENVIRONMENT/ANIMALS-AND-PLANTS/NOXIOUS-WEEDS.ASPX](https://www.kingcounty.gov/services/environment/animals-and-plants/noxious-weeds.aspx).
  - B. CUT UNDESIRABLE VEGETATION. LEAVE ROOTS INTACT TO MINIMIZE POTENTIAL IMPACTS TO SLOPES ON ADJACENT PROPERTIES.
  - C. FLUSH-CUT ORNAMENTAL WOODY VEGETATION (E.G. ENGLISH HOLLY, NON-NATIVE APPLE OR PLUM) THROUGHOUT MITIGATION AREA AND IMMEDIATELY TREAT STEM (DAUBING OR PAINTING) WITH APPROPRIATE HERBICIDE. PERSON APPLYING HERBICIDE SHALL BE STATE-LICENSED. DO NOT REMOVE SUBSURFACE ROOTS.

- D. AVOID AND MINIMIZE DISTURBANCE AND/OR COMPACTION TO ROOTS OF ESTABLISHED NATIVE TREES TO BE RETAINED WHEN REMOVING VEGETATION FROM WITHIN TREE DRIPLINES.
- 3. BLANKET-MULCH CLEARED AREAS WITH WOOD MULCH, FOUR INCHES THICK.
  - A. ENSURE MULCH DOES NOT TOUCH STEMS OF EXISTING (OR INSTALLED) VEGETATION. SEE PLANTING DETAIL ON SHEET W5.

Mitigation Planting and Irrigation

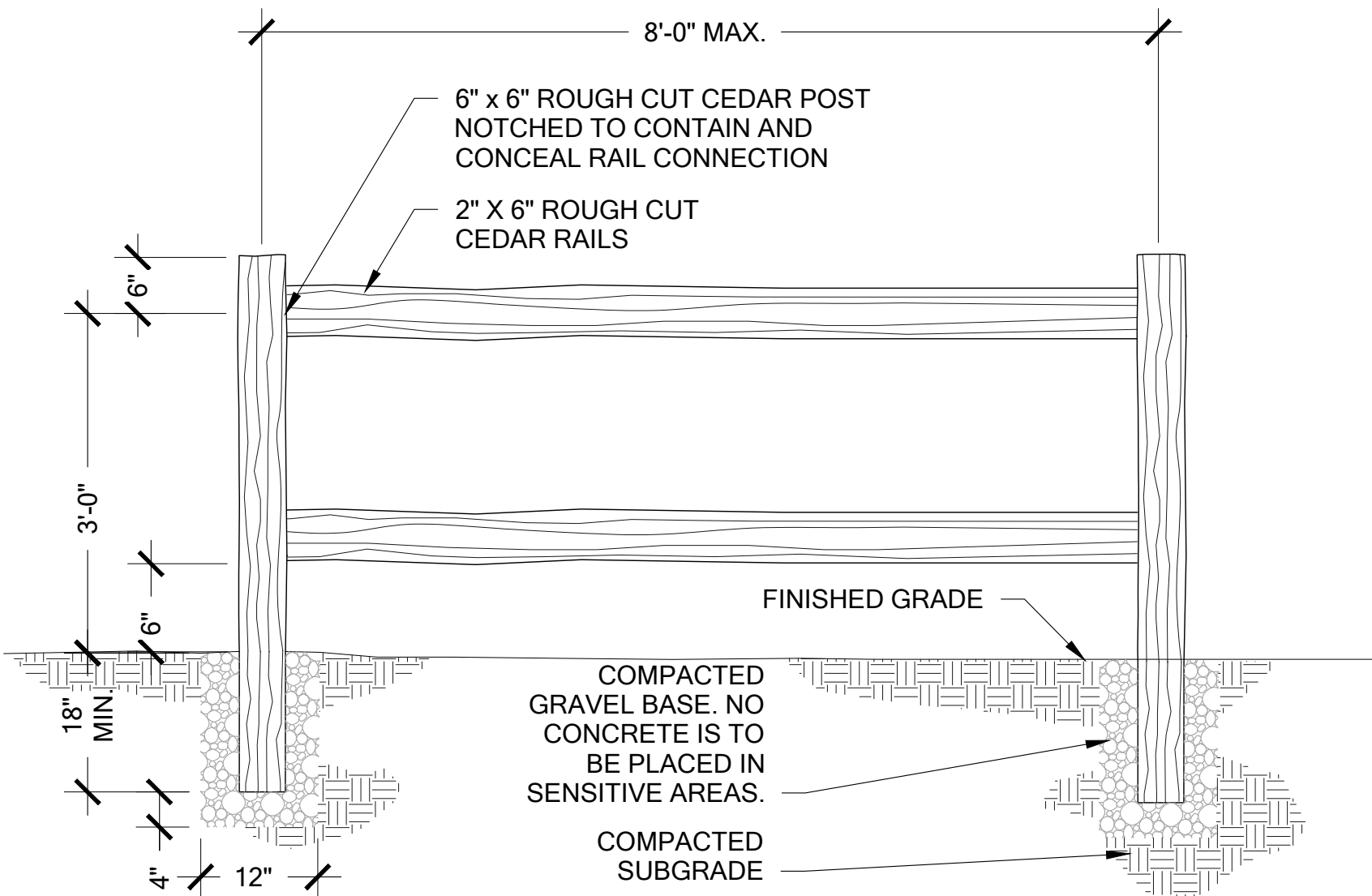
- 1. INSTALL MITIGATION PLANTS DURING THE DORMANT SEASON (OCTOBER 15 - MARCH 1).
  - A. PREPARE A PLANTING PIT FOR EACH PLANT THROUGH BLANKET WOOD MULCH AND INSTALL PER THE PLANTING DETAILS.
- 2. INSTALL A TEMPORARY, ABOVE GROUND IRRIGATION SYSTEM TO PROVIDE FULL COVERAGE TO ALL INSTALLED PLANTS WITHIN THE RESTORATION AREA.

Material Specifications and Definitions

- 1. FERTILIZER (FOR NEAR AQUATIC ENVIRONMENTS): SLOW-RELEASE, PHOSPHOROUS-FREE GRANULAR FERTILIZER. LABEL MUST INDICATE THAT PRODUCT IS SAFE FOR AQUATIC ENVIRONMENTS. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR USE. KEEP FERTILIZER IN WEATHER-TIGHT CONTAINER WHILE ON-SITE. FERTILIZER IS ONLY TO BE APPLIED IN YEARS 2 AND 3, NOT IN YEAR ONE.
- 2. IRRIGATION SYSTEM: AUTOMATED SYSTEM CAPABLE OF DELIVERING AT LEAST ONE INCH OF WATER PER WEEK FROM JUNE 1 THROUGH SEPTEMBER 30 FOR THE FIRST TWO YEARS FOLLOWING INSTALLATION.
- 3. RESTORATION PROFESSIONAL: WATERSHED COMPANY [(425) 822-5242] PERSONNEL, OR OTHER PERSONS QUALIFIED TO EVALUATE ENVIRONMENTAL RESTORATION PROJECTS.
- 4. WOODCHIP MULCH: "ARBORIST CHIPS" (CHIPPED WOODY MATERIAL) APPROXIMATELY ONE TO THREE INCHES IN MAXIMUM DIMENSION (NOT SAWDUST). THIS MATERIAL IS COMMONLY AVAILABLE IN LARGE QUANTITIES FROM ARBORISTS OR TREE-PRUNING COMPANIES. MULCH SHALL NOT CONTAIN APPRECIABLE QUANTITIES OF GARBAGE, PLASTIC, METAL, SOIL, AND DIMENSIONAL LUMBER OR CONSTRUCTION/DEMOLITION DEBRIS.
- 5. COMPOST: COMPOST SHALL MEET WSDOT STANDARDS SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, 9-14.4(8) FOR FINE COMPOST.

Contingencies

IF THERE IS A SIGNIFICANT PROBLEM WITH THE RESTORATION AREAS MEETING PERFORMANCE STANDARDS, A CONTINGENCY PLAN WILL BE DEVELOPED AND IMPLEMENTED. CONTINGENCY PLANS CAN INCLUDE, BUT ARE NOT LIMITED TO: SOIL AMENDMENT, ADDITIONAL PLANT INSTALLATION, AND PLANT SUBSTITUTIONS OF TYPE, SIZE, QUANTITY, AND LOCATION.



A SPLIT RAIL FENCE

Scale: NTS

Mitigation Plan Details and Notes



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Science & Design

FILOTEO REASONABLE USE EXCEPTION

MITIGATION PLAN

JERRY FILOTEO

46XX 125TH AVENUE SE

PARCEL # 1624059318

BELLEVUE, WA 98009

NOT FOR CONSTRUCTION

| SUBMITTALS & REVISIONS |           |                     |    |  | BY |
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| 1                      | 5-18-2020 | RUE MITIGATION PLAN |    |  |    |
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PROPERTY OWNER:

WILLAMETTE MERIDIAN LLC  
10322 BRIDGEPORT WAY SW  
LAKEWOOD, WA 98499

PROPERTY ADDRESS:

4628 125th AVE SE  
BELLEVUE, WA 98009

WATER DISTRICT:

CITY OF BELLEVUE

SEWER DISTRICT:

CITY OF BELLEVUE

SURVEYOR/ENGINEER:

EASTSIDE CONSULTANTS, INC.  
1320 NW MALL ST., STE B  
ISSAQUAH WA 98027

ZONING:

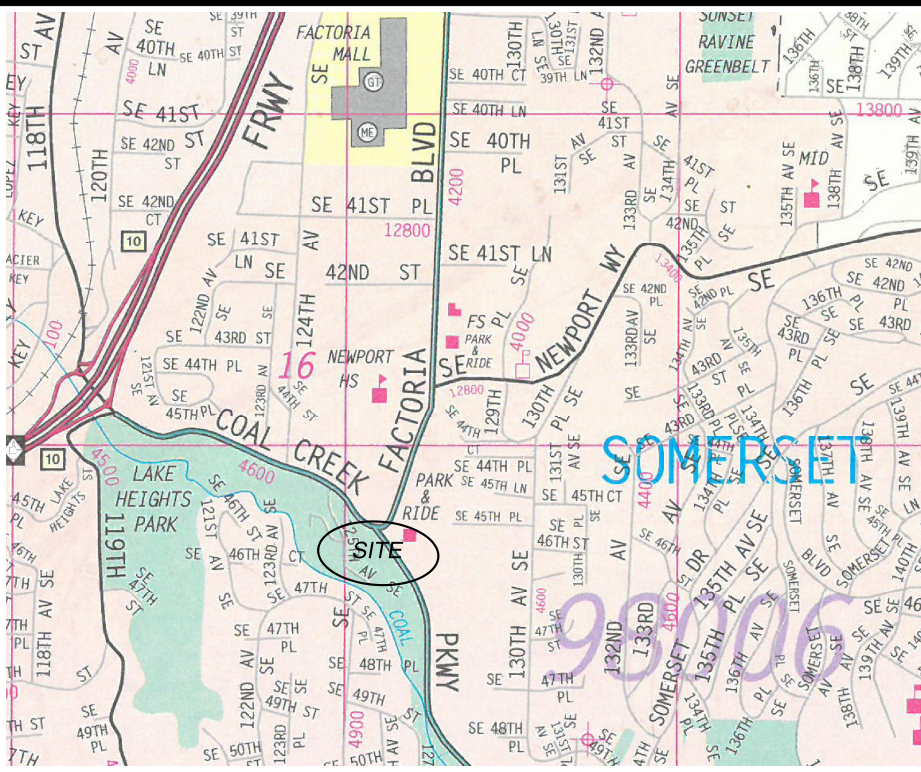
R-2.5

TAX ACCOUNT NO.

162405-9318

LOT SIZE:

24,047 S.F. / 0.55 ACRES



VICINITY MAP (N.T.S.)

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 87°36'05" EAST 656.19 FEET FROM THE NORTHWEST CORNER SAID SUBDIVISION;  
THENCE SOUTH 34°30' WEST 353.87 FEET;  
THENCE SOUTH 0°06'57" WEST 115 FEET;  
THENCE SOUTH 44°53' EAST 65 FEET;  
THENCE NORTH 34°18'46" EAST 540.45 FEET;  
THENCE NORTH 87°36'05" WEST 150 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF LYING SOUTHERLY OF THE CENTERLINE OF EASEMENT AS DESCRIBED IN INSTRUMENT RECORDED UNDER RECORDING NO. 5063861.  
TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES 30 FEET WIDE AND BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;  
THENCE SOUTH 87°36'05" EAST, 411.13 FEET TO THE TRUE POINT OF BEGINNING OF THIS ROAD EASEMENT;  
THENCE NORTH 0°06'57" EAST, 275.00 FEET;  
THENCE NORTH 18°10'15" WEST, 253.34 FEET;  
THENCE NORTH 153°57" EAST, 193.30 FEET;  
THENCE NORTH 30°27'03" WEST, 72 FEET, MORE OR LESS, TO THE SOUTH MARGIN OF THE NEWPORT-ISSAQUAH COUNTY ROAD NO. 941 TO THE TERMINUS OF SAID CENTERLINE, AS DESCRIBED BY INSTRUMENT RECORDED UNDER RECORDING NO. 5333417.

EXCEPT THAT PORTION THEREOF CONVEYED TO KING COUNTY BY DEEDS RECORDED UNDER RECORDING NO. 5732462 AND 5735312.

TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES OVER THE EAST 30 FEET OF THAT PORTION OF THE WEST ONE-THIRD OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16, LYING SOUTH OF COUNTY ROAD 941 (NEWPORT-ISSAQUAH AND A STRIP OF LAND 30 FEET IN WIDTH OVER THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER WHICH POINT IS 426.13 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND IS ALSO THE SOUTHERLY TERMINUS OF THE FIRST ABOVE DESCRIBED 30 FOOT STRIP;  
THENCE SOUTH 0°06'57" WEST ALONG THE SOUTHERLY PRODUCTION OF SAID CENTERLINE 18.97 FEET;  
THENCE SOUTH 53°11'40" EAST 463.87 FEET TO THE TERMINUS OF SAID CENTERLINE, AS DESCRIBED IN INSTRUMENT RECORDED UNDER RECORDING NO. 5063861.

EXCEPT ANY PORTION LYING WITHIN THE ABOVE DESCRIBED MAIN TRACT, AND EXCEPT THAT PORTION CONVEYED BY DEED RECORDED JUNE 30, 2015 UNDER RECORDING NO. 20150630001108.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TOPOGRAPHY SURVEY NOTES:

BASIS OF BEARINGS IS SOUTH 51°59'59" EAST BETWEEN FOUND REBARS ALONG THE SOUTH WESTERLY PROPERTY LINE ALONG THE CENTERLINE OF 125TH AVE SE HOLDING THE WASHINGTON STATE PLANE COORDINATE SYSTEM, N.A.D. 1983/2011, BASED ON GPS TIES TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN), PER RECORD OF SURVEY RECORDED IN VOLUME 388 PAGE 89.

ELEVATION DATUM IS ASSUMED

FIELD WORK WAS DONE IN JULY OF 2019 USING A TRIMBLE R8 GNSS GPS RECEIVER, AND A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION IN ACCORDANCE WITH W.A.C. 332-130.

THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BASE MAP FOR WORK TO BE PERFORMED LATER BY OTHER DISCIPLINES

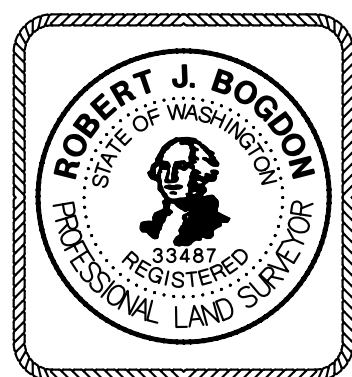
THE CONTOURS SHOWN ARE DERIVED FROM DIRECT FIELD OBSERVATIONS. THE CONTOUR INTERVAL IS 2.0 FEET AND THE CONTOUR ACCURACY IS ONE HALF OF THE INTERVAL (±1.0 FEET).

PROPERTY LINES SHOWN ARE TAKEN FROM RECORD OF SURVEY RECORDED IN VOLUME 388 PAGE 89. THIS MAP IS NOT INTENDED TO BE A BOUNDARY SURVEY.

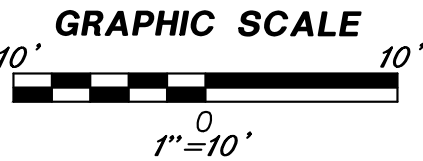
THE UNDERGROUND UTILITIES SHOWN ARE BASED ON A COMBINATION OF PAINT MARKS PROVIDED BY APPLIED PROFESSIONAL SERVICES, INC. AND THE SURVEYED LOCATION OF OBVIOUS SURFACE FEATURES. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST ON AND AROUND THIS SITE.

THE LEGAL DESCRIPTION AS SHOWN HEREON IS PER TICOR TITLE COMPANY COMMITMENT No. 7010521, COMMITMENT DATE: APRIL 10, 2019.

THE FOLLOWING SURVEYS OF RECORD WERE USED TO CALCULATE AND/OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON...  
RECORD OF SURVEY, VOLUME 388, PAGE 89  
C.O.B. BOUNDARY LINE ADJUSTMENT No. 18-110452 LW, VOLUME 402, PAGE 4



INDEX LOCATION:  
SEC. 28 T. 24 N. R. 6 E. W.M.



| REVISIONS | BY | DATE |
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TOPOGRAPHIC  
SURVEY

JERRY FILOTEO  
MERIDIAN WILLAMETTE LLC

ENGINEERS - SURVEYORS  
EASTSIDE CONSULTANTS, INC.  
1320 NW MALL ST., SUITE B  
ISSAQUAH, WASHINGTON 98027  
PH: (425) 392-5351 FAX: 392-4676

JOB NO. 19095  
DATE 08/2019  
SCALE 1"=10'  
DESIGNED  
DRAWN NICK  
CHECKED R.J.B.  
APPROVED